

MOTION

PLANNING & LAND USE MANAGEMENT

The property located at 9120 Woodman Avenue, Arleta CA 91331, is being considered for development as a privately operated detention/ holding facility. This is an unusual use in a commercially zoned area. As such, the City and surrounding neighbors need additional technical information from City staff as to the permissible land uses at the proposed project site; along with input as to the project's potential environmental impacts.

The project applicant has submitted a pre application for review (PAR-2019-5710-CM) to the Planning Department, for a government contracted facility that will house unaccompanied minors who have been detained for entering the country without immigration documentation. The proposed project site is zoned Commercial ([Q] C2-1VL). The property is currently vacant, and has been vacant for a number of years since its last use as a former assisted living facility. As such, there is widespread community interest as to its future use given the needs in the surrounding area for economic development and desirable neighborhood enhancing uses.

Given the existing needs of this underserved community, and the need for economic enhancing development projects, the Planning Department needs to report for the benefit of all interested civic stakeholders, as to existing land use regulatory controls, environmental clearances/laws, and building and safety codes that apply to the proposed project site, and specifically whether a detention facility is a permissible use; and to delineate the public hearing and community engagement processes.

In addition, on July 8, 2019 the Council adopted a Motion (Wesson-Cedillo-Martinez-Harris Dawson) instructing the Planning Department, in consultation with the City Attorney, to prepare and present an ordinance to amend the Zoning Code to prohibit the construction and operation of private detention centers in the City (Council File No. 19-0742). As such, city staff needs to provide a comprehensive analysis of this citywide issue.

I THEREFORE MOVE that the Council instruct the Planning Department, and the Department of Building and Safety, in consultation with the City Attorney, to prepare a report as to the existing land use regulatory controls, environmental clearances/laws, and building and safety codes that apply to the property located at 9120 Woodman Avenue, Arleta CA 91331, and the existing permitted enumerated uses, and whether a detention facility is a permissible use in the Commercial Zone; and to delineate the applicable public hearing and community engagement processes.

PRESENTED BY: _____

NURY MARTINEZ
Councilmember, 6th District

SECONDED BY: _____

rrm

ORIGINAL

NOV 15 2019